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68-117TRANSFER
TAX
PAID

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QUITCLAIM WITH COVENANT
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, that WILLIAM RANDALL, of Auburn, County of Androscoggin and State of Maine, for consideration paid, grants to DAVID R. MacDONALD and KAREN A. TANGUAY, both of Scarborough, County of Cumberland and State of Maine, JOAN F. MULLER and BARBARA J. SAABYE, both of Cumberland, County of Cumberland and State of Maine and KEVIN WINSOR of Lewiston, County of Androscoggin and State of Maine, as tenants in common, whose mailing address is c/o Portland Welding Supply, 527 Danforth Street,, P. O. Box 8361, Portland, Maine 04112, with QUITCLAIM COVENANTS, the land in Waterville, County of Kennebec, State of Maine, described as follows:

All my right, title and interest in and to certain lots or parcels of land situated in the said City of Waterville, bounded and described as follows:

PARCEL 1: A certain lot or parcel of land, with any buildings thereon, situated in the said City of Waterville, bounded and described as follows: COMMENCING at a point in the easterly side of College Avenue in said Waterville in the south line of land formerly of Leora M. Berry, deceased, and devised by said Berry to Helen Davis; thence along the south line of said Davis land through a point marked by a piece of galvanized pipe located two (2) feet northerly from the northerly foundation of the store heretofore used by the C. Berry Company; thence prolonging said line from said street through said pipe along said south boundary of said Davis land to a piece of galvanized pipe marking the southeast point of the Davis land and the northeast corner of the McCormack land, which said point is located in what was or is the west line of the Maine Central Railroad Company property; thence in a southerly direction along the line of said Railroad Company to Allen Street; thence westerly along said Allen Street to College Avenue; thence northerly along College Avenue to the southwest corner of the Davis land, the point of beginning, which point is the prolongation of the north line westerly from the galvanized iron pipe placed in the ground two (2) feet northerly from the foundation of the Berry Company store.

PARCEL 2: ALSO, another certain lot or parcel of land, with any buildings thereon, situated in the said City of Waterville, being a certain parcel of land which is a portion of Lots 13 and 20 on a Plan of Land of Norton and Purington made by Ira E. Getchell, Surveyor, dated September 29, 1886 and recorded in the Kennebec County Registry of Deeds, Book of Plans, Book 1, Page 5, said parcel being described as

follows: COMMENCING at a stone monument on the southeasterly line of College Avenue at the northerly corner of land of Oliver M. Randall; thence running northeasterly on College Avenue thirty (30) feet to an iron post; thence running southeasterly parallel with Allen Street to the line of Eastern Avenue; thence southwesterly to the easterly corner of land of Oliver M. Randall; thence running northwesterly on line of land of Oliver M. Randall to the point of beginning.

Being the same premises conveyed to the Grantor and Grantees herein by deed of Oliver M. Randall individually and as Trustee under the Will of E. R. Randall, dated February 4, 1986 and recorded in the Kennebec County Registry of Deeds in Book 2912, Page 335.

And Grantor does covenant with the said Grantees, their heirs and assigns, that he shall and will warrant and defend the premises to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons claiming by, through or under him.

WITNESS my hand and seal this 17 day of DECEMBER, 1986.

Signed, Sealed and Delivered
in the presence of:

[Signature]

William Randall
William Randall

STATE OF MAINE
COUNTY OF CAMDEN

DECEMBER 17, 1986

Then personally appeared the above-named William Randall and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Philip C. Hunt
Notary Public

Philip C. Hunt
(printed name)

RECEIVED KENNEBEC SS.

1986 DEC 19 AM 9:00

RECORDED FROM ORIGINAL